


**Castle Syke View,Pontefract WF8 4LX**

william
h brown

***welcome to***

## Castle Syke View,Pontefract

A three-bedroom semi-detached home on Castle Syke View with lounge, dining room, driveway and attached garage. Some decorating is needed, but it offers great potential as a comfortable family home in a popular Pontefract location.













**Entrance Hall**
With a UPVC side door, under stairs storage cupboard, vinyl floor covering, gas central heating radiator and a window to the side aspect.

**Lounge**
21' 3" x 10' 8" ( 6.48m x 3.25m )
With a UPVC double glazed window to the front and a gas central heating radiator.

**Dining Room**
10' 4" x 8' 6" ( 3.15m x 2.59m )
French doors to the rear, laminate flooring and a wall mounted boiler.

**Kitchen**
12' 6" x 9' 4" ( 3.81m x 2.84m )
A fitted kitchen consisting of wall, base and drawer units work surfaces over, gas hob, electric oven, plumbing for washing machine, under counter fridge freezer, vinyl floor covering, UPVC rear door and windows to the side and rear.

**Landing**
with a window to the side, storage, access to the loft and a gas central heating radiator.

**Bedroom One**
10' 10" x 12' 1" ( 3.30m x 3.68m )
With a window to the front and built in wardrobes.

**Bedroom Two**
10' 9" x 9' 10" ( 3.28m x 3.00m )
With a window to the rear and a gas central heating radiator.

**Bedroom Three**
16' 4" x 8' 6" ( 4.98m x 2.59m )
With two windows to the front and side and a gas central heating radiator.

**Bathroom**
A suite consisting of a low level flush WC, wash hand basin, P shaped bath with shower cubicle, fully tiled walls, vinyl floor covering, spot lights to the ceiling, chrome heated towel rail and two UPVC double glazed windows to the side.

**Front Garden**
A lawned front garden, large block paved driveway leading to the attached garage.

**Rear Garden**
A private low maintenance, mainly flagged garden with timber fence surround.

**Garage**
With electric, lights and electric door to the front.

**Agents Note**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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## Castle Syke View, Pontefract

- Three Bedroom Semi-Detached Home
- Lounge & Dining Room
- Driveway & Garage
- Some Decorating Needed
- Family Location

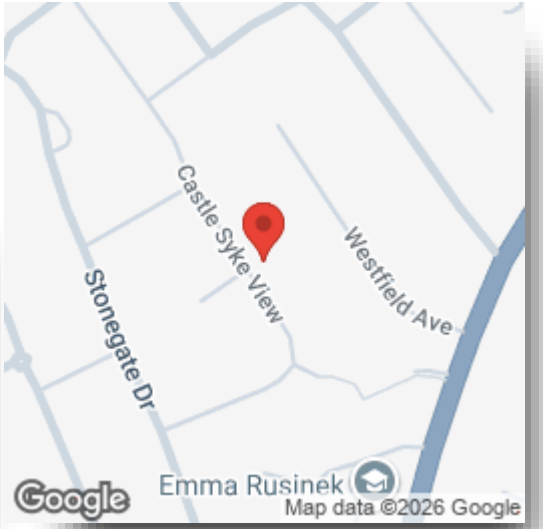
Tenure: Freehold EPC Rating: D
Council Tax Band: C

# £235,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/PON119712

The Property Ombudsman

Property Ref:
PON119712 - 0006

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